



Teton County Employee Housing Portfolio

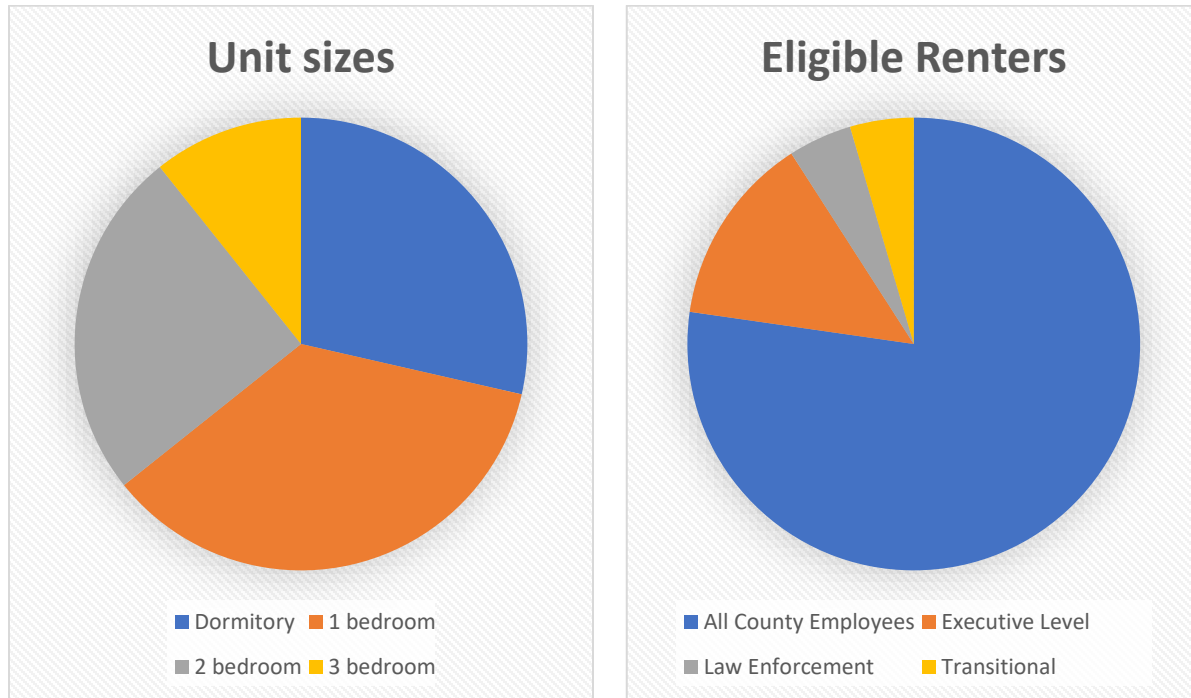
September 2020

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Housing Portfolio Summary

Total # of Units: 28 (includes 13 new housing units at 400 W. Snow King)



Rent Rates		
Unit Size	Monthly Rent Rate	Utilities
Dormitory (8)	\$800	Included
1-bedroom (10)	\$778 - \$1,056	Not Included
2-bedroom (7)	\$969 - \$1,261	Not Included
3-bedroom (3)	\$979 - \$1,791	Not Included

Hoback Cabins

Location: 11055 South Hoback Junction Road

There are six cabins total: three 1-bedroom and three 2-bedroom units.

- Rent rate is based on the average of Fair Market Rents for Teton County, WY and Lincoln County, WY.
- Spotty cell phone service.
- No laundry on-site.
- Cabin 8 is a "Transitional Unit" that is available to new hires for up to 3 months. This is partially furnished.

Unit #	Unit Size	Monthly Rent Rate	Current Condition
Cabin 5	2-bedroom 700 SF	\$1,057 + \$131.31 utilities	Poor. Will remain vacant until upgraded.
Cabin 6	1-bedroom 476 SF	\$778 + \$109.33 utilities	Good.
Cabin 7	1-bedroom 476 SF	\$878 + \$109.33 utilities	Good.
Cabin 8 Transitional Unit	1-bedroom 476 SF	\$878 + \$109.33 utilities	Good.
Cabin 9	2-bedroom 700 SF	\$925 + \$131.31 utilities	Good.
Cabin 10	2-bedroom 700 SF	\$1,057 + \$131.31 utilities	Good.

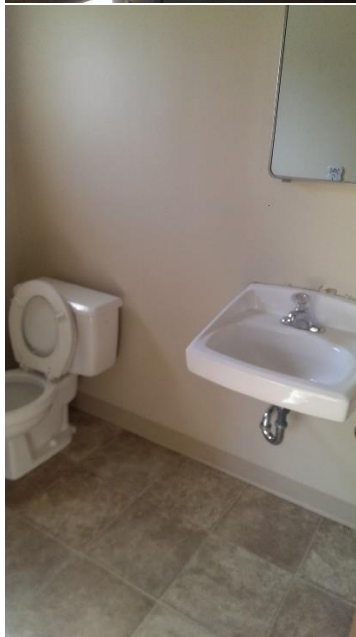


380 South Jackson Street Units 1 & 2

Location: 380 South Jackson Street, Town of Jackson

- There are two 2-bedroom units.
- Unit 2 is currently uninhabitable.
- Tenant in Unit 1 is responsible for mowing, watering, and snow removal.
- This site is slated for a public-private partnership affordable housing redevelopment.

Unit #	Unit Size	Monthly Rent Rate	Current Condition
Unit One	2-bedroom 1320 SF	\$1,261 + \$utilities	Good. Includes washer/dryer.
Unit Two	2-bedroom	Not Applicable	Poor. Unit is vacant and uninhabitable.



255 West Kelly Avenue

Location: 255 West Kelly Avenue, Town of Jackson

- There are four 1-bedroom units.
- All are currently uninhabitable.
- This site is slated for a public-private partnership affordable housing redevelopment.

Unit #	Unit Size	Monthly Rent Rate	Current Condition
Unit Three	1-bedroom	Not Applicable	Poor. Unit is vacant and uninhabitable.
Unit Four	1-bedroom	Not Applicable	Poor. Unit is vacant and uninhabitable.
Unit Five	1-bedroom	Not Applicable	Poor. Unit is vacant and uninhabitable.
Unit Six	1-bedroom	Not Applicable	Poor. Unit is vacant and uninhabitable.

3180 Adams Canyon

Location: 3180 Adams Canyon

- This is a single-family home located near the crisis shelter and emergency operations center.
- The unit is reserved for law enforcement and has typically been utilized by the Teton County Sheriff's Office.
- The BCC directed staff to increase the rent rate from the current rate to 80% of Fair Market Rent + utilities, which equals \$1,432.80 + \$116.

Unit Size	Monthly Rent Rate	Current Condition
3-bedroom unknown SF	\$979 + \$116 utilities *\$1,432.80 + \$116 utilities	Good. Includes washer/dryer.



1230 West Fresno Drive

Location: 1230 West Fresno Drive, Rafter J Subdivision

- This is a single-family home.
- Tenant is responsible for mowing and snow removal. A sprinkler system is installed and in use.
- The unit is reserved for director-level staff.

Unit Size	Monthly Rent Rate	Current Condition
3-bedroom 1392 SF	\$1,791 + utilities	Very good. Includes washer/dryer.

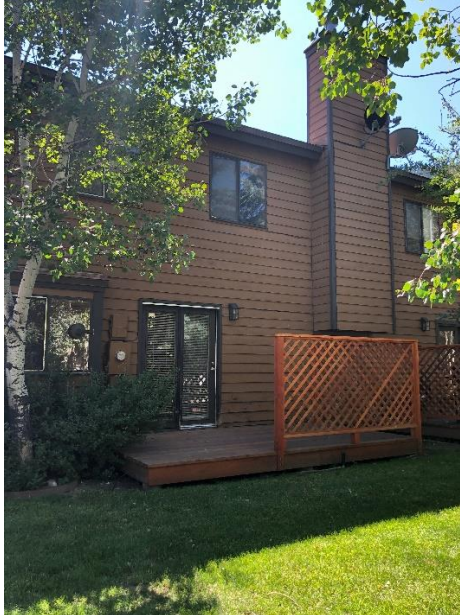


804 E Powderhorn Lane

Location: 804 E Powderhorn Lane, Creekside Townhomes, Town of Jackson

- This unit is typically reserved for executive-level staff.

Unit Size	Monthly Rent Rate	Current Condition
3-bedroom 1400 SF	\$1,500 + utilities	Very good. End unit. Includes washer/dryer.



1120 Meadowlark Lane

Location: 1120 Meadowlark Lane, Town of Jackson

- This is a single-family home.
- Tenant is responsible for mowing and snow removal. A sprinkler system is installed and in use.
- This unit is typically reserved for executive-level staff.

Unit Size	Monthly Rent Rate	Current Condition
2-bedroom 1056 SF	\$1,200 + utilities	Very good. Includes washer/dryer.

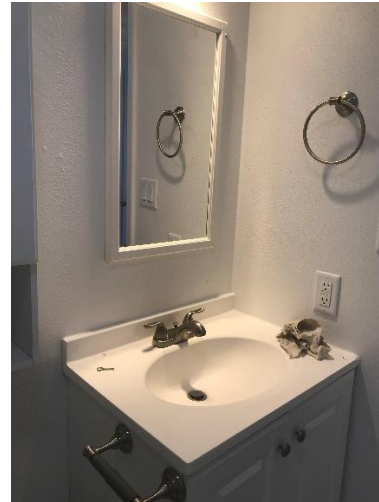


915 Smith Lane Unit C

Location: 915 Smith Lane, Town of Jackson

- No pets allowed.

Unit Size	Monthly Rent Rate	Current Condition
2-bedroom 625 SF	\$1,261 + utilities	Very good. Partially below grade. Includes washer/dryer.



245 East Karns

Location: 245 East Karns Avenue, Town of Jackson

Unit Size	Monthly Rent Rate	Current Condition
2-bedroom 750 SF	\$1,261 + utilities	Very good. Includes washer/dryer.



755 East Hansen Units 101 & 102

Location: 755 East Hansen, Hansen Meadows Condos, Town of Jackson

- No pets allowed.
- Shared coin operated laundry.

Unit #	Unit Size	Monthly Rent Rate	Current Condition
Unit 101	1-bedroom 581 SF	\$1,056 + utilities	Very good. Ground floor interior unit.
Unit 102	1-bedroom 591 SF	\$1,108 + utilities	Very good. Ground floor end unit.

Unit 101



Unit 102



Parks & Rec Rentals

Location: 400 West Snow King, Town of Jackson

- Built in 2020 and located above the Parks & Recreation shop. Total of **13 units**.
- Move-in for tenants is anticipated for mid-October, 2020.
- Dorm units are used for START drivers in the winter and are leased to County employees for 6-month terms, May-October.
- 1-bedroom units are leased for 12-month terms and are renewable per County policies.
- Common kitchen area is provided. Shared laundry area is provided.

Unit Size	Monthly Rent Rate	Current Condition
1-bedroom 610 SF	\$1,056 + \$121 utilities	Very good.
1-bedroom 610 SF	\$1,056 + \$121 utilities	Very good.
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1-bedroom 610 SF	\$1,056 + \$121 utilities	Very good.
1-bedroom 610 SF	\$1,056 + \$121 utilities	Very good.
Dorm 255 SF	\$800 (utilities included)	Very good.
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Dorm 255 SF	\$800 (utilities included)	Very good.

Grove Employee First Rights of Purchase

Location: 255 Scott Lane, The Grove, Town of Jackson

- Teton County purchased **4 Employee Rights of Purchase** at The Grove
- These rights are revolving and are managed by the Housing Department
- Currently, all four rights are being used.
- In total, 6 employees have utilized these rights.